

GENERIC NOTES

Sockets and switches are to be located between 450 and 1200mm above finished floor level.

Fittings in the new downstairs wc are to have 37mm UPVC wastes with 75mm deep seal traps set at 1:40 fall to the connect with a new SVP.

The new downstairs wc is to be fitted with extractor fan achieving a flow rate of 15 litres per second and should have a background ventilation area of 4000mm². The fans are to be operated by the light switch and should have a 15 minute overrun.

Suitable low energy lighting having a luminous efficiency of 40 lumens per circuit watt to be installed to at least 75% of all the new fittings.

All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671 (IEE Wiring Regulations 17th Edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme or alternatively by a suitably qualified person, with a certificate produced by that person to building control on completion of the works.

All new work is to be carried out in accordance with the 'Robust Construction details'.

S - smoke detection to be worked out on site by electrician.

H - Heat detector to be installed within the Kitchen area.

Rainwater drainage to be taken out to soakaways which will be set out on site.

All glazing either within doors or windows that are situated within 300mm of a door or within 1500mm of the finished floor level are to be constructed with safety glazing complying with BS 6206 1981.

Details of the modifications to the existing heating system are to be provided by a suitably qualified heating consultant.

Internal walls which are to be removed have been shown dotted.

The kitchen is to be equipped with an extractor fan achieving a flow rate of 60 litres per second with a background ventilation area of 4000mm². The Utility & wc are also to have suitable extractor fans installed.

Hatched areas indicate new work.

The existing single storey entrance lobby / downstairs wc lean to structure is to be demolished.

The existing staircase is to be removed and the floor above is to be infilled accordingly, with new joists and floor finish.

DOOR & WINDOW SCHEDULE

WG1 - insert new window within the new work using catnic CG90/100 or similar lintels above.

WG2 / 3 - insert new windows within the existing openings. The flat soldier course of brickwork above the windows are to be rebuilt as brick relieving arches with either catnic CGE lintels above or just a prestressed concrete lintel to the inner skin.

WG4 / 5 / 6 - insert new windows within the existing openings

WG7 - insert new window within the new work using catnic CG90/100 or similar lintels above. The window is quite wide so the structural engineer should be consulted regarding the span.

DG1 - insert new external door and frame within the junction between the old and new work.

DG2 - brick up existing single door to the right of this new opening and then insert a new opening to accommodate a new pair of French Doors with a new brick relieving arch constructed above, with a prestressed concrete lintel behind.

DG3 - the existing window and patio doors within the existing sitting room are to be removed and the section of masonry between them is to be removed and a new powder coated aluminium folding glazed screen is to be inserted within the modified opening. A new steel lintel is to be inserted above the modified opening and this is to be specified by the structural engineer.

DG4 - brick up existing window opening to the left of the new door opening. Insert new external door and frame within a new opening within the existing external wall with a brick relieving arch to the outer face and a prestressed concrete lintel behind.

GROUND FLOOR ROOM NOTES

RG1 Sitting Room - refer to sections for details regarding the construction of the new work within which this room is located.

RG2 Entrance Hall - refer to sections for details regarding the construction of the new work within which this room is located. New staircase to be constructed at the end of the new entrance hall. Staircase to conform with all the necessary building regs in terms of rise and goings and handrails etc.

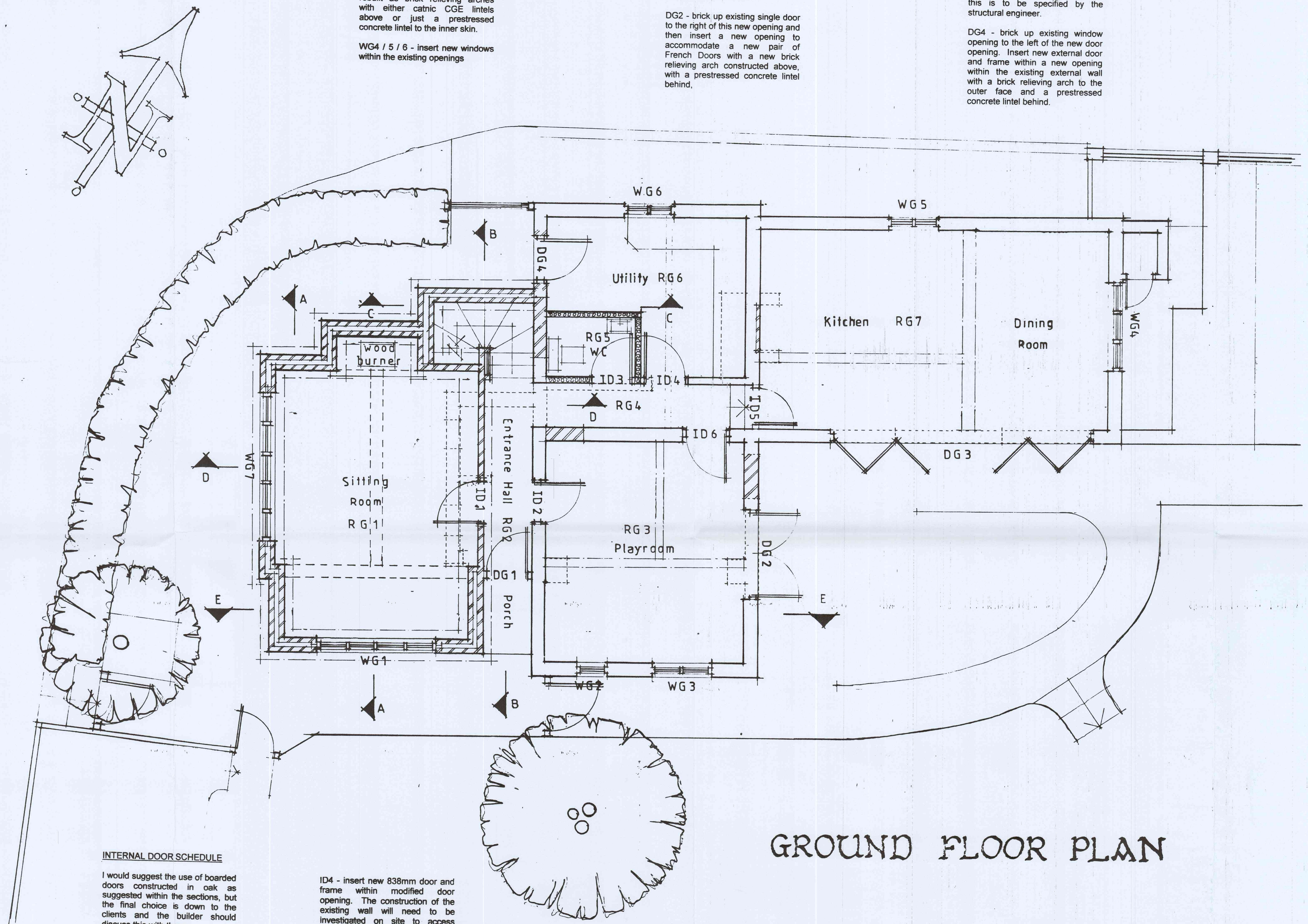
RG3 Playroom - existing opening to the staircase is to be bricked up. New doors ID2 and ID6 are to be inserted within the existing openings. The existing external door is to be removed and the opening is to be bricked up, and a new external door opening DG2 is to be created. The existing windows within openings WG2 and WG3 are to be replaced with new windows and the flat soldier course detail above the window openings themselves are to be replaced with brick relieving arches to the outer face with prestressed concrete lintels behind. The ceiling structure at the far end of this room where the building is currently only single storey will need altering as part of the works to create a new first floor area within RF9. A new floor structure will be required as soon as Section E. Details will need to be worked out on site for the junction between the old and new floor structure. It is likely that a new steel beam will be required which should be specified by the structural engineer.

RG4 Passageway to Kitchen - existing staircase is to be removed and the existing opening from RG3 is to be bricked up. New floor joists to be inserted above and a ceiling finish is to be installed to match the existing.

RG5 Downstairs WC - new studwork partitions are to be constructed to create a downstairs wc within part of the existing kitchen. The works will include the creation of a new internal door ID3 to provide access from RG4.

RG6 Utility - the existing kitchen is to be converted into the utility with the room being subdivided to create the new downstairs wc. A new external door DG4 is to be inserted within the existing external wall using a brick relieving arch above and a prestressed concrete lintel behind. The chimney breast between RG6 and RG7 is to be removed and the wall behind is to be made good. The existing window in WG6 is to be removed and a new window is to be inserted within the existing opening.

RG7 Kitchen & Dining Room - The chimney breast between RG6 and RG7 is to be removed and the wall behind is to be made good. The existing windows in WG5 & WG6 are to be removed and new windows are to be inserted within the existing openings. The existing window and patio doors within the South East Elevation of the existing sitting room are to be removed and the section of masonry between them is to be removed and a new powder coated aluminium folding glazed screen is to be inserted within the modified opening. A new steel lintel is to be inserted above the modified opening and this is to be specified by the structural engineer.



INTERNAL DOOR SCHEDULE

I would suggest the use of boarded doors constructed in oak as suggested within the sections, but the final choice is down to the clients and the builder should discuss this with them.

ID1 - insert new 838mm door and frame within new blockwork wall with prestressed concrete lintel above.

ID2 - insert new door within existing opening.

ID3 - insert new 838mm door and frame within new studwork partition.

ID4 - insert new 838mm door and frame within modified door opening. The construction of the existing wall will need to be investigated on site to access whether a new lintel is required above the modified opening.

ID5 - new door to be inserted within existing door opening to match the rest of the new doors.

ID6 - insert new door and frame within existing opening.

GROUND FLOOR PLAN